



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: SEPTEMBER 17, 2019
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

PETITION TO REZONE PROPERTY

PETITIONER – Linda Sims, Coleman Co.

PROPERTY OWNER – Loretta Grella as Trustee

CITY ALDERMAN DISTRICT 4 – Julian Miller

COUNTY COMMISSION DISTRICT 3 – Bobby Lockett

2327 E. DeRenne Ave.

PIN: 2-0138-01-059

SITE AREA: 2.26 Acres

FILE NUMBER: 19-004860-ZA

MPC ACTION:

Denial of the request to rezone the parcel at 2327 E. DeRenne Ave. from RM-25 to B-C.

MPC STAFF RECOMMENDATION:

Denial of the request to rezone the parcel at 2327 E. DeRenne Ave. from RM-25 to B-C.

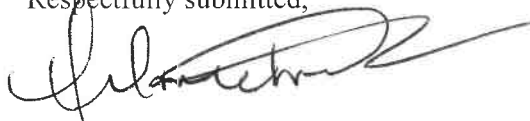
MEMBERS PRESENT: 10 + Vice Chairman

Ellis Cook, Vice Chairman	Linder Suthers
Travis Coles	Joseph Welch
Karen Jarrett	Tom Woiwode
Lacy Manigault	
Tanya Milton	
Wayne Noha	
Eula Parker	
Lee Smith	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Cook Coles Jarrett Manigault Milton Noha Parker Smith Suthers Woiwode Welch		Ervin Branch Monahan

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

September 17, 2019 REGULAR MPC MEETING

Title

REZONING MAP AMENDMENT | 2327 E. DeRenne Ave. | RM-25 to B-C | Linda Sims | 19-004860-ZA and 19-004893-CPA

Description

A request to rezone one parcel from its existing RM-25 (Multi-Family Residential, 25 dwelling units per acre) zoning classification to the B-C (Community Business) zoning classification.

Recommendation

MPC staff finds that the proposed B-C zoning classification is incompatible with the existing residential character along this portion of East DeRenne Ave. and is inconsistent with the Future Land Use Map. MPC staff recommends **denial** of the request to rezone the parcel at 2327 E. DeRenne Ave. from RM-25 to B-C

Contact

Matt Lonnerstater

Financial Impact

Review Comments

Attachments

- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - NewZO Map.pdf](#)
- 📎 [Streetview - 2327 E. DeRenne Ave.pdf](#)
- 📎 [Application.pdf](#)
- 📎 [Staff Report 19-004860-ZA.pdf](#)



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

TO: The Mayor and Aldermen of the City of Savannah

FROM: The Metropolitan Planning Commission

DATE: September 17, 2019

SUBJECT: PETITION TO REZONE PROPERTY
PETITIONER – Linda Sims, Coleman Co.
PROPERTY OWNER – Loretta Grella as Trustee
CITY ALDERMAN DISTRICT 4 – Julian Miller
COUNTY COMMISSION DISTRICT 3 – Bobby Lockett
2327 E. DeRenne Ave.
PIN: 2-0138-01-059
SITE AREA: 2.26 Acres
FILE NUMBER: 19-004860-ZA

REPORT STATUS: MPC Recommendation

REQUEST:

A request to rezone one parcel from its existing RM-25 (Multi-Family Residential, 25 dwelling units per acre) zoning classification to the B-C (Community Business) zoning classification.

PROPERTY:

The property under consideration for this rezoning request consists of a single parcel, 2.26 acres in area, located on the south side of E. DeRenne Ave. east of Emory Dr. Refer to **Exhibit A – Maps**. The property is currently zoned RM-25 (Multi-family Residential – 25 dwelling units per acre). Per the application, the petitioner requests the B-C (Community Business) zoning district to enable the construction of a contractor's office.

Under NewZO, the subject property is zoned RSF-6 (Residential Single-Family).

The subject property is currently improved with a single-family structure and contains vegetation.

FACTS AND FINDINGS:

1. **Public Notice:** As required by the Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning on August 30th, 2019. Public notice was also posted on the site.
2. **Existing Zoning and Development Pattern:** Existing land uses and zoning districts surrounding the subject site include:

Location	Land Use	Existing Zoning	NewZO
North	Single-Family Res.	R-6	RSF-6
South	Single-Family Res.	R-6	RSF-6
East	Church	R-M-25	RSF-6
West	Single-Family Res.	R-6	RSF-6

3. **Existing RM-25 Zoning District:**

The subject parcel is currently zoned RM-25, Multi-Family Residential.

- a. **Intent of the RM-25 District:** The intent and purpose of the RM-25 district is, *“to provide areas for multifamily development and compatible nonresidential development.”*
- b. **Permitted Uses:** The permitted uses for the RM-25 district are attached in **Table 1** at the end of this report. Permitted uses include, but are not limited to one-family, two-family, and multi-family residential and a limited number of commercial, civic and institutional uses.
- c. **Development Standards:** The development standards for the RM-25 district are attached in **Table 4** at the end of this report.

4. **NewZO RSF-6 District**

The NewZO Zoning Map designates the subject parcel as RSF-6, Single-Family Residential.

- a. **Intent of the RSF-6 District:** Per NewZO, *“the residential single-family (RSF) districts are established to allow single-family detached development on varying lot sizes. [...]. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses.”*
- b. **Permitted Uses:** The list of permitted uses for the RSF-6 district is attached in **Table 2**. Permitted uses include, but are not limited to, single-family residential, day care homes, libraries, schools, and places of worship.

- c. **Development Standards:** The development standards for the RSF-6 district are attached in **Table 4**.

5. **B-C Zoning District**

The petitioner is requesting to rezone the parcel to the B-C, Community Business zoning district.

- a. **Intent of the B-C District:** The intent of the B-C district is, *“to provide community shopping facilities consisting of a wide variety of sales and service facilities at locations that will be accessible to a market area containing from 35,000 to 70,000 people.”*
- b. **Permitted Uses:** The list of permitted uses for the B-C district is attached in **Table 3**. Permitted uses include, but are not limited to, hotels, indoor amusement, package stores, general offices, restaurants, fuel stations, major vehicle repair, construction contractor offices, and self-storage warehouses.
- c. **Development Standards:** The development standards for the B-C district are attached in **Table 4**.

- 6. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan’s Future Land Use Map designates the subject parcel as Residential – Suburban Single-Family; refer to **Exhibit A – Maps** and the figure below. The Suburban Single-Family designation is intended for single-family detached residential dwellings at a density not to exceed five (5) units per acre.

Future Land Use Map



The parcels to the north, south and west of the subject site are designated as Residential-Suburban Single-Family. The parcels to the east of the subject site are designated as Civic/Institutional and are currently owned and operated by the St. John Baptist Church.

The B-C zoning district is not consistent or compatible with the Future Land Use Map.

7. **Environmental Features:** Per SAGIS, 2327 E. DeRenne Ave. is located in Flood Zone X, which indicates areas of minimal flood hazard. There do not appear to be any wetland features on-site.
8. **Public Services and Facilities:** The subject parcel is served by City of Savannah water and sewer and is serviced by the Savannah Police Department and Fire & Emergency Services Department.
9. **Transportation Network:** The property has frontage along E. DeRenne Ave, which is classified as a major arterial. This portion of DeRenne Ave. is a two-lane road with no dedicated left-turn lanes or deceleration lanes. This portion of E. DeRenne Ave. is serviced by CAT bus Route 31 (Skidaway-Sandfly) and Route 11 (Candler). A CAT bus stop is located immediately to the west of the subject site and the intersection of DeRenne Ave. and Emory Dr.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?*

Yes X No

MPC Comment: The B-C district permits a range of intense commercial land uses that could detrimentally impact adjacent residential properties. The B-C District permits, by-right, hotels, package stores, restaurants with alcohol sales, fuel stations, major vehicle repair, self-storage warehouses, and contractor's offices, among other commercial and light-industrial-type uses.

2. *Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?*

Yes X No

MPC Comment: As noted above, the B-C district permits, by-right, a range of intense commercial land uses that could detrimentally impact adjacent residential properties. The B-C District permits hotels, package stores, restaurants with alcohol

sales, major vehicle repair, fuel stations, self-storage warehouses, and contractor's offices, among other commercial and light-industrial-type uses.

3. *Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*

Yes X No

MPC Comment: This portion of DeRenne Ave. is a two-lane road with no designated left-turn or deceleration lanes. Intense commercial uses on this parcel could detrimentally impact traffic along this portion of DeRenne Ave.

4. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties? The B-C district permits a range of intense commercial land uses that could detrimentally impact adjacent residential properties. The B-C District permits hotels, package stores, restaurants with alcohol sales, major vehicle repair, self-storage warehouses, and contractor's offices, among other commercial and light-industrial-type uses.*

Yes X No

MPC Comment: See above.

5. *Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?*

Yes No X

MPC Comment: The subject property is served by public utilities. The proposed zoning is unlikely to increase the burden on public services.

6. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?*

Yes X No

MPC Comment: As noted above, this portion of DeRenne Ave. primarily features a single-family residential character. The B-C district permits uses which have the potential to adversely impact this established residential character. Further, commercial zoning on the subject parcel may have direct adverse impacts on the adjacent residential properties to the north, south and west through increased noise, traffic, odor, and visual blight.

7. *Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?*

Yes X No

MPC Comment: The proposed B-C district is not consistent with the Suburban Single-Family designation planned for the subject site and immediate vicinity.

ALTERNATIVES:

1. Approve the petitioner's request as presented and subsequently approve a Comprehensive Plan Future Land Use Map amendment.
2. Deny the petitioner's request.
3. Deny the petitioner's request and approve an alternative classification.

POLICY ANALYSIS:

The petitioner is requesting to rezone one 2.26-acre parcel located on the south side of E. DeRenne Ave. from RM-25 to B-C. Under NewZO, the subject parcel is zoned RSF-6, Single-Family Residential. The proposed B-C district is not consistent with the Suburban Single-Family future land use designation planned for the subject site and immediate vicinity and is not compatible with adjacent single-family residential land uses. The B-C zoning district permits a wide range of commercial and light-industrial land uses which could exert detrimental impacts (i.e. noise, visual blight, traffic, odors) on adjacent residential uses. While the petitioner is requesting the rezoning to permit a contractor's office, the following uses are permitted by right within the B-C zoning district: hotels, major vehicle repair, self-storage facilities, indoor amusement facilities, and fuel stations.

The MPC finds that the proposed B-C zoning classification is incompatible with the existing residential character along this portion of East DeRenne Ave. and is inconsistent with the Future Land Use Map.

RECOMMENDATION:

The MPC recommends **denial** of the request to rezone the parcel at 2327 E. DeRenne Ave. from RM-25 to B-C.